

089.0

0005

0001.F

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

842,700 / 842,700

USE VALUE:

842,700 / 842,700

ASSESSED:

842,700 / 842,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
4		PINE AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: JOHNSON MARY T ETAL / TRS

Owner 2: HUNT ARLINGTON IRREVOCABLE TR

Owner 3:

Street 1: 8 CURVE STREET

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: HUNT JOSEPH J & ANN R -

Owner 2: -

Street 1: 8 CURVE STREET

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains 6,130 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1962, having primarily Wood Shingle Exterior and 2508 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6130		Sq. Ft.	Site		0	70.	0.99	5									422,732						422,700	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105								6130.000		420,000				422,700		842,700						56824	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						12/08/08	
																						USER DEFINED	

!7260!

PRINT

Date

Time

12/10/20 21:54:59

LAST REV

Date

Time

09/17/19 14:41:49

jorourke

7260

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNT JOSEPH J &	73082-231	1	8/9/2019	Convenience		1	No	No	
	10729-298		6/19/1965				No	No	N

BUILDING PERMITS**ACTIVITY INFORMATION****Sign:****VERIFICATION OF VISIT NOT DATA**

____/____/____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	3	Total: 3
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

38	
	24
SFL FFL BMT (912)	24
OPP19 (76)	19
	4

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.22565794
Const Adj.:	0.98980004
Adj \$ / SQ:	206.237
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608716
Depreciation:	188702
Depreciated Total:	420014
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	420000
Val/Su SzAd	230.26

PARCEL ID

Serial #:	
Year:	
Color:	
Code:	089.0-0005-0001.F
Description:	
A Y/S:	
Qty:	
Size/Dim:	
Qual:	
Con:	
Year:	
Unit Price:	
D/S:	
Dep:	
LUC:	
Fact:	
NB Fa:	
Appr Value:	
JCod:	
JFact:	
Juris. Value:	

PARCEL ID

089.0-0005-0001.F

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	912	96.670	88,166	BMT	100	APT		75	A
FFL	First Floor	912	206.240	188,088						
SFL	Second Floor	912	206.240	188,088						
OPP	Open Porch	76	37.820	2,874						
	Net Sketched Area:	2,812	Total:	467,216						
Size Ad	Gross Are	2812	FinArea	2508						

IMAGE

AssessPro Patriot Properties, Inc